Plat Name: Garrett Park
Plat #: 220130600

Location: Located on south side of Kenilworth Avenue, approximately 300 feet

northwest of Argyle Avenue.

Master Plan: North Bethesda/Garrett Park

Plat Details: R-90 zone; 1 lot

Community Water, Community Sewer

Owner: 11110 Kenilworth Avenue, LLC

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A(a)** (3) of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

OWNER'S CERTIFICATION

We, 11110 Kanikwoth Avenue, LLC, owners of the property shown and knoded breach, hereby: establish this plan of subdivibility, and grant a Public Utilities Essentent (P U.E.) as shown hereon, to the parties named in a document ittled Terms and Provisions of a Public Utility seasonant as exocrated among the Land Records of Montgomery County, Meryland in Uber 3854 at Folio 457, aubject to all current and applicable regulations of all federal, state and local governing agencies.

We or our aucossons and assigns will cause properly comer markers to be set by a Manyland Libersed Land Surveyor, in accordance with Section 50-24(e) of the Mankgomery Courty Code (Subdivision Regulations).

There are no suits, liens, leases mortgages or trusts affecting the property included in this plan of subdivision.

Coho Date: 1902/12

PLAT BOOK A -LoT 33--47.50 Plat Book A Plat 26 PP'021 Plat Book A Plat 26 Lot 34, Block 102

SURVEYOR'S CERTIFICATION

I hareby carfity that the aurway information atown hereon is correct; that the part of subdivision has been prepared in accoordance with the Subdivision Regulations of Montgornery County, Manyland; Manyland; But this that is a subdivision of that near property conveyed by Linfa Neoni Taylor to 11110 kit dailed the subdivision of that near property conveyed by Linfa Neoni Taylor to 11110 kit dailed the Neonia LLC by Dead, dated August 30, 2012 and condend and the subdivision Records of Montgornery County, Manyland in Liber 44822 at 1610 071, said real property being Linfa 25 and 33, Block 102, as shown in their entering vior in 191, said real property being Linfa 25 and 33, Block 102, as shown in their entering vior in 191, said real property being Linfa 25 and 33, Block 102, as the subdivision Record Pair recorded annual said their property corner markers will be set in accordance with Scalatio 524(e) of the Montgornery County Code (Subdivision Relations), it is a engaged.

The total area in acrea their pair of subdivision is 12,194 Square Feet or 0.2799 of an acre. There is no area being Jedicaledly fly public use by this plat.

LOT 76 12,643 Sq.P. (nowing pla) 12,194 Sq.Ft. (COMPUTED)

(Z)

10/02/12

Login R. Witmer Professional Land Surveyor Meryland No. 10668 MD DILLR Expiration: 11/29/2013

Garrett Park Estates Plat Book 40 Plat 2881

Lot 12, Block A

2 Buffer Step of Channel Park

KENILWORTH N45 0000-

The property included in this subdivision is intended for Public water and sewer service. AVENUE P.C.

PLAT NO

The property included on this subdivision plat is currently zoned R-90.

NOTES

This subdivision record plat is not inteded to show every matter affecting or restricting he connectshe and use of the subject property. A subdivision record plat is not intended to replace an examination of title or to note all matters affecting title.

All terms, conditions, agreements, limitations, and requirements associate with any preliminary plant, this plant, protect plant solowing development of the property included on this plant, as approved by the Mondischment of the property included on this plant, as approved by the colloquisched by the recording development of the property included on this plant, unlesses express by one of the confidence of the plant is plant, unlesses express by one-intermplant by the plant as approved. The official public files for any such plant are maintained by the Planning Board and are evelidate for public review during normal business hours.

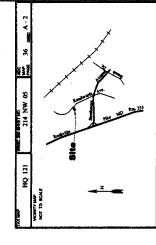
This plat is in conformance with the requiremente for Minor Subdivision approvate contained in Section 50.35A of the Montgomery County Subdivision Regulations. This plat involves the compolitation of two lots per Section 50.35A(a)(3) thereof.

Lot 31, Block 16, 86 26, 16, 26

201

407---

PAT 28



SUBDIVISION RECORD PLAT

Lot 76, Block 102 A restructivision of Lots 32 and 33, Block 102 GARRETT PARK
44 (ROCKVILLE) ELECTION DISTRICT
MONTGOMERY COUNTY, MAKYLAND

WITMER ASSOCIATES, LLC

Take (1991) 740-1499 For (2017) 199-200 Process (1991) 199-200 For (2017) 199-200 For (20 January, 2013 1 = 20

M.N.C.P. & P.C. RECORD FILE NUMBER: CHAIRMAN

THE MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION THE MONTGOMERY COUNTY PLANNING BOARD

APPROVED:

SECRETARY-TREASURER

MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES DIRECTOR APPROVED: ä

DATE

PLAT NO

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MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Nam	e: <u>Section</u>	1 Garret	Plat Number: 720130600						
DRD Plat	Reviewer:\	10110150	12		•				
DRD Pre	lim Plan Review	ver NIVA			•				
DRD Prelim Plan Reviewer:* *For category of minor subdivision see pages 2 and 3									
Initial DRD Review:									
Pre-Preliminary Plan No Checked: Initial Date Preliminary Plan No Checked: Initial Date Planning Board Opinion – Date Checked: Initial Date Site Plan Name if applicable: Site Plan Name if applicable:									
Preliminary Plan No Checked: Initial Date									
Planning Board Opinion – Date Checked: Initial Date Site Plan Number: Site Plan Number: Planning Board Opinion – Date Checked: Initial Date									
Site Plan	Name if applica	ble:			Site I	Plan Number:			
Planning I	Board Opinion -	- Date		Check	ed: Initial	Date			
Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates									
Plan i	# ペ/ル Road/All	ev Widths ~/#	+ Eas	ements	Onen Si	nace Non	oordinates_v		
DUTE	Adjoinin	g Land 🛩 🛝	/icinitv	Man L	— Sentic/Mai	lle A			
BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map									
SPA_n/A									
Agency		1	1						
Reviews Req'd	Reviewer	Date Sent	Due	e Date	Date Rec'd	Com	ments		
Environment	Evelyn Gibson	101512	11/2	12	10718172				
Research	Bobby Fleury	1	1 -	1	12/12/12	OK			
SHA	Corren Giles								
PEPCO Parks	Bobbie Dickey Doug Powell								
DRD	Keiona Clark	- 4							
Final DRD			lr	nitial		Date			
Consultant Notified (Final Mark-up):				MM		12/10/12			
Final Mylar & DXF/DWG Received:			MIX			133/13			
Final Mylar Review Complete:			um		,	12417			
Board Approval of Plat:				<u> </u>		115-117	•		
Plat Agend	a:		,	um		-1-1-			
Planning Board Approval:				<u> </u>	-	21713			
Chairman's Signature:					•				
MCDPS Approval of Plat:									
Consultant Pick-up for DPS Signature:									
Final Mylar	for Reproduction	n Rec'd:			-				
Plat Reproduction:									
Addressing:									
File Card Üpdate:					-				
Final Zoning Book Check:				-					
Jpdate Address Books with Plat #:					_		lo.		
Jpdate Green Books for Resubdivision:					-		lo		
Complete Reproduction:					_	<u> </u>			
Notify Consultant to Seal Plats:									
Surveyor's Seal Complete:									
Sent to Courthouse for Recordation:									
Recordation Info Entered into Hansen									
The Late of the La					_				

MINOR SUBDIVISION SECTION 50-35A Select which Category of Minor Subdivision and fill information as required

Requirer	nents under Sec 50-35A (A)	
(1) Minor	Lot Adjustment	
a)	יאני אוויין	
b)	No additional lots created:	
c)	Adjusted line is approximately parallel/does not significantly lots:	change shape of the
d)	1013.	
e)	Date sketch plan submitted:	
f)	Sketch plan revised or denied within 10 business days:	
g)	Final record plat submitted within ninety days:	
	Sketch shows following information:	
	proposition adjustification	
iii	1. A	
iv		
	amount of lot area affected:	
(2) Conve	rsion of Outlot into a Lot	·
(2) Conver	Outlot not required for any	
b)	Outlot not required for open space or otherwise constrained:	
c)	Adequate sewerage and water service/public or private.	
d)	And and the second seco	
e)	Any conditions/agreements of original subdivision:	
θ)	Special Protection Area, Water Quality Plan required:	
(3) Consoli	dation Of Two of More Lots	
a)	Any prior subdivision conditions:	-1-
b)	Part of lot created by deed prior to June 1 1958:	05,
-,	rancor oreated by deed prior to June 1 1958:	N/H
(4) Further	Subdivision of Commercial/Industrial/Multi-Family Lot	•
Anv	subdivision/conditions; APF agreement satisfied:	
•	assisting:	
(5) Plat of C	Correction	
a)	All owners and trustees signed:	
b)	Original Plat identified:	
•	•	······································
(6) Plats for	Residentially Zoned Parcels Created by Deed prior to June 19	nE0
a)	Deed(s) submitted:	30
b)	Developable with only one single family detached unit:	
(7) Plat for E	Existing Places of Worship, Private Schools, Country Club, Private Schools	ato Inotitution
Similar Uses	located on Unplatted Parcels	ate montunon, and
-1	A.L	
a)	Adequate Public Facilities satisfied:	
b)	Street dedication required:	
	Forest conservation:	
d)	Storm water management:	
e)	Special Protection Area/Water Quality Plan:	
T)	Landscaping and lighting plan including parking lot layout:	
g)	Approved Special Exception:	